

A work session and the regular meeting of the Farr West City Council were held on May 2, 2019 at 6:00 p.m. at City Hall. Council members present were Boyd Ferrin, Ken Phippen, Josh Blazzard, Matt Gwynn, and David Jay. Mayor Dickemore was excused. Planning Commission Members present were Ted Black, Lyle Earl, and Lou Best. Staff present was Whitney Black, Robbie Spronk, Dave Bunderson, Ryan Shaw, and John Carbon. Visitors present were: see attached list.

Budget Work Session

The Farr West City Council held a budget work session to discuss the upcoming 2019-2020 budget. John Cardon went through the tentative budget for the 2019-2020 fiscal year. There was a discussion about road funds and bridges. Matt Gwynn was assigned to talk to Lee Perry and Lance Peterson about funds. Ken Phippen was assigned to talk to Rob Bishop. Dave Bunderson was assigned putting together estimates about how much road projects, such as expansion, will cost. There was a short discussion about possible uses for the old city offices building and funds that could be used to expand the public works storage/shops. Dave suggested having a walkthrough of the old building to see what could be done with it. The grants for the Smith Family Park were discussed. The remaining time of the work session was dedicated to discussing sewer capacity, expansion/reading, and subdivisions that can be approved in relation to the sewer.

Regular Meeting

#1 – Call to Order – Boyd Ferrin

Assistant Mayor Boyd Ferrin called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

b. Prayer

Dave Bunderson offered a prayer.

#3 – Comments/Reports

- a. **Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

There were no public comments.

b. Report from Planning Commission

Vice Chairman Lyle Earl reported that on April 25, 2019 the Planning Commission held a work session to discuss the reasons behind their previously recommendation to the City Council. During their regular meeting, the Planning Commission set a public hearing to consider the request of a conditional use permit for Marsh Construction. Lyle also stated that the commission motioned to deny a variance request on a side setback on the corner lot located at 2567 North 2575 West.

#4 – Business Items

a. Approval of Business Licenses

Island Ice – Ryan Hillam

There was no one present on behalf of Island Ice.

KEN PHIPPEN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR ISLAND ICE. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

b. Motion – Request for variance on side setback on corner lot located at 2567 North 2575 West – Kevin Schildhauer

Kevin Schildhauer was present seeking approval for a variance request on a side setback on the corner lot located at 2567 North 2575 West. Mr. Schildhauer stated that he would like to put in an addition on his garage, but current setback requirements will not allow for it. Mr. Schildhauer stated that he was told that the setback is 30 feet and is measured from the middle of the sidewalk. Ken Phippen stated that historically issues like this go through the appeal authority. Matt Gwynn stated that he will be abstaining from this decision, as Mr. Schildhauer is his neighbor. David Jay commented that at the Planning Commission meeting it was suggested to make a change to the setback ordinance.

KEN PHIPPEN MOTIONED TO DENY THE VARIANCE REQUEST ON THE SIDE SETBACK ON A CORNER LOT LOCATED AT 2567 NORTH 2575 WEST AS IT DOES NOT FOLLOW THE CODE. MOTION DIED.

Ted Black suggested the Planning Commission look at changing the setback code. Matt Gwynn suggested also looking at other setbacks besides the side yard corner lot setback. There was a small discuss about other side setbacks, frontage, and a safe free zone.

DAVID JAY MOTIONED TO TABLE THE REQUEST FOR A VARIANCE ON SIDE SETBACK ON THE CORNER LOT LOCATED AT 2567 NORTH 2575 WEST, AND ASKED THE PLANNING COMMISSION TO LOOK AT AMENDING THE CORNER LOT SETBACK IN THE CITY CODE. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE WITH THE EXPECTATION OF KEN PHIPPEN WHO VOTED NAY. MOTION PASSES.

Matt Gwynn did not abstain from voting.

c. March Financial Review – John Cardon

John Cardon presented the March Financial Review for the city.

d. Presentation of 2019-2020 Tentative Budget – John Cardon

John Cardon presented the 2019-2020 Tentative Budget.

MATT GWYNN MOTIONED TO APPROVE THE 2019-2020 TENTATIVE BUDGET. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

e. Discussion – Old City Office

The City Council held a discussion about what to do with the old city office building. Ken Phippen restated Dave Bunderson's suggestion of having a walkthrough of the building before deciding what to do with the building. The City Council agreed that having a walkthrough would be a good idea.

#5 – Consent Items

a. Approval of minutes dated April 18, 2019

KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED APRIL 18, 2019. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

b. Approval of payment of bills dated May 1, 2019

See Warrant Register dated May 1, 2019.

MATT GWYNN MOTIONED TO APPROVE AND PAY THE BILLS DATED MAY 1, 2019. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- c. Set Public Hearing to approve the 2019-2020 Budget

KEN PHIPPEN MOTIONED TO SET A PUBLIC HEARING TO APPROVE THE 2019-2020 BUDGET FOR JUNE 6, 2019 AT 7PM AT CITY HALL. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

- d. Set Public Hearing to adjust the 2018-2019 Budget

MATT GWYNN MOTIONED TO SET A PUBLIC HEARING TO ADJUST THE 2018-2019 BUDGET FOR JUNE 6, 2019 AT 7PM AT CITY HALL. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

- e. Set additional Budget Work Session, if needed

The City Council determined that an additional budget work session was not necessary at this time.

- f. Award bid for 2019 Street Maintenance Project

Dave Bunderson stated that the low bid for this year's street maintenance project went to Staker Parson at \$225,845.45.

MATT GWYNN MOTIONED TO AWARD THE 2019 STREET MAINTENANCE PROJECT TO STAKER PARSON MATERIALS & CONSTRUCTION AT \$225,845.45. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

- g. Award bid for 2700 North to 2400 Storm Drain Connection Project

Robbie Spronk explained there is a drainage problem on the library property located on 2700 North. Robbie commented that this is a temporary solution until this property is developed. Robbie stated that the low bid for the 2700 North to 2400 Storm Drain Connection Project went to Marsh Construction at \$25,450.00.

KEN PHIPPEN MOTIONED TO AWARD THE 2700 NORTH TO 2400 STORM DRAIN CONNECTION PROJECT TO MARSH CONSTRUCTION AT \$25,450.00. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

h. Award bid for 4000 North Trail Expansion Project

Dave Bunderson stated that this is a widening of the road and trail project. Dave explained that the low bid came from Marriott Construction at \$52,667.75.

KEN PHIPPEN MOTIONED TO AWARD THE 4000 NORTH TRAIL EXPANSION PROJECT TO MARRIOTT CONSTRUCTION AT \$52,667.75. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

i. Smith Family Park Update and Approval of Bids

Ken Phippen commented that there has not been much work done because of the weather. There are a lot of projects going on, but the landscaping is the number one. Ken also reported that a scout project installing some exercise stations was completed.

#6 – Mayor/Council Follow-up

a. Report on Assignments

Ken Phippen reported on the progress of the Fiber Committee. Ken stated that a work session will be held on May 16, 2019 to discuss the six options the committee has come up with. Matt Gwynn commented that Steve Hurd has done a great job of addressing the city's concerns.

David Jay reported that he has several letters out to address nuisance problems through the city. David also reported he has obtained an aerial of the city and a zoning map to hang in the Council Chambers.

Josh Blazzard thanked the Planning Commission on working on the Form Based Code. Josh commented that the Planning Commission will present their reasons for not recommending the use of the Form Based Code, and then the City Council can make a decision going forward with Pleasant View.

Lyle Earl reported that the fishing club is going very well. Matt Gwynn reported that the city will be participating in the free fishing day on June 8th. Matt also reported on the Communities that Care Coalition meeting, and the Weber Fire District.

Boyd Ferrin reported that the Easter Egg Hunt was a success. Boyd also asked that on the next agenda the following items be added: discussion/action on a 5 year plan for

sewer, a 5 year plan for storm water, and a 5 year plan for roads all prepared by the public works department.

#7 – Adjournment

AT 8:08 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Deputy Clerk

Boyd Ferrin, Assistant Mayor

Date Approved: _____